

# Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](https://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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thinking local

020 8342 9444  
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**Smithfield Yard, Cross Lane, London N8**

**£342,000** FOR SALE

Apartment

1 1 1



# Smithfield Yard, Cross Lane, London £342,000

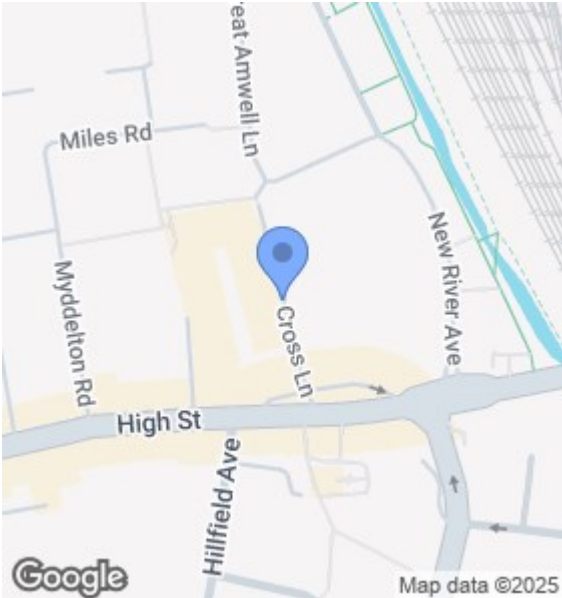
## Description

CHAIN FREE. A stunning NEWLY BUILT studio purpose built apartment, situated on the fourth floor in Smithfield Yard; a boutique collection of high specification Manhattan style properties. Comprises a bright and spacious open-plan reception room with fully integrated modern kitchen (with ample dining space), a good size double bedroom with built-in storage space, and a beautiful bathroom with bath/shower combo and additional features such as heated towel rail and wall-cabinets. Herringbone wooden flooring throughout and large floor to ceiling windows. LARGE PRIVATE BALCONY!

The development offers a landscaped communal garden as well as commercial spaces on the lower floors. Conveniently located on Hornsey High Street, which is a short walk to Hornsey mainline, and Turnpike Lane tube. Alexandra Palace, Wood Green shopping centre (The Mall), and the popular Crouch End Broadway are all within close proximity.

## Key Features

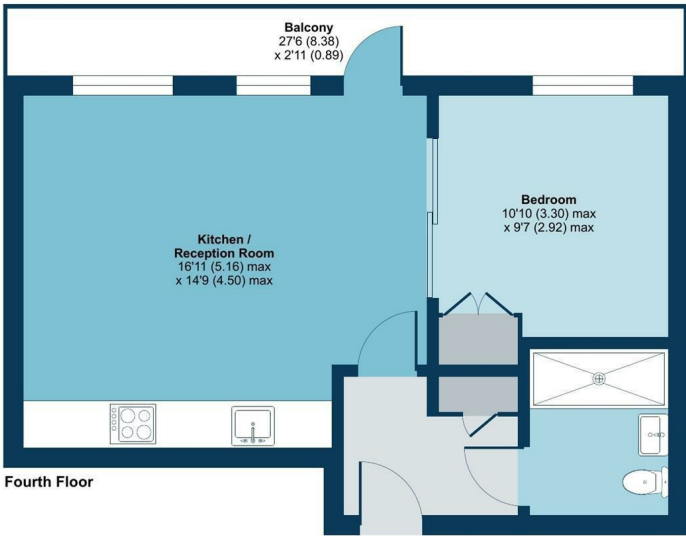
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



## Floorplan

### Granita Court, Cross Lane, N8

Approximate Area = 442 sq ft / 41 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Nichecom 2024. Produced for Philip Alexander Estate Agents. REF: 1092358

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.